

TRACT A AND A PORTION OF TRACT B LOT CONSOLIDATION

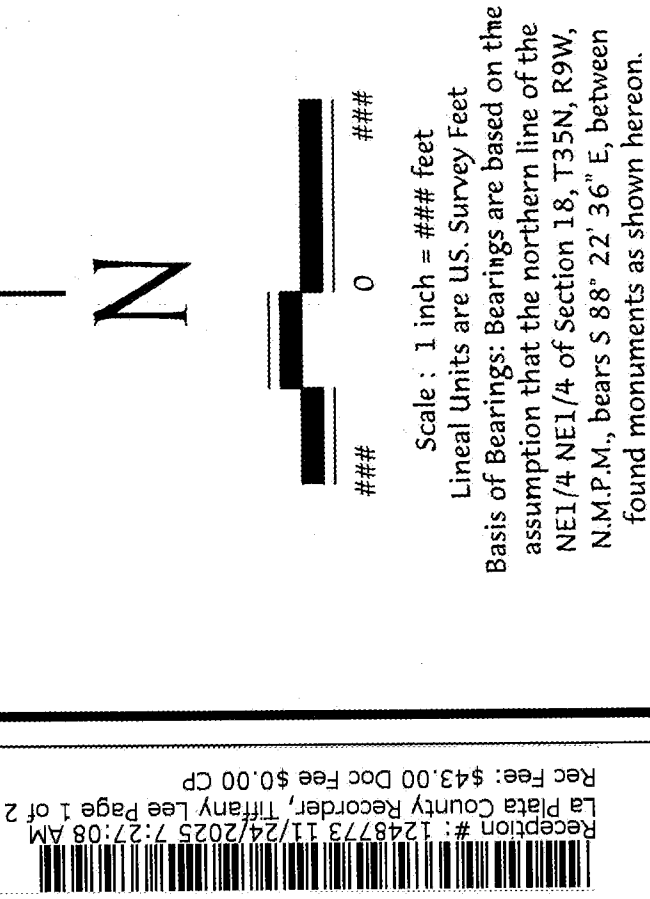
ROBERT J. ARIANO

PROJECT NO. 20230268

LOCATED IN

SECTIONS 7, 17, AND 18, T35N, R9W, N.M.P.M.

LA PLATA COUNTY, COLORADO



PLAT NOTICES

NOTICE: NO COUNTY MAINTENANCE OF STREETS OR ROADS. THE COUNTY'S ACCEPTANCE OF THIS PLAT CONSTITUTES ACCEPTANCE, ON THE PUBLIC'S BEHALF, OF THE OFFER OF DEDICATION OF RIGHTS-OF-WAY OVER THE SUBDIVISION ROADS BUT DOES NOT CONSTITUTE ACCEPTANCE OF ROAD MAINTENANCE OBLIGATIONS. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR ALL ROAD MAINTENANCE OBLIGATIONS FOR ALL ROADS IN THE SUBDIVISION.

NOTICE: A BRIDGE FOR VEHICULAR ACCESS TO THE PROPERTY FROM CR 204 SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EMERGENCY SERVICES AND THE LA PLATA COUNTY CODE.

NOTICE: LOT'S IN THIS SUBDIVISION MAY BE SUBJECT TO THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS INCLUDING OIL AND GAS. THIS INCLUDES THE RIGHT TO MAKE SUCH USE OF THE SURFACE AS IS REASONABLY REQUIRED TO DEVELOP THE MINERAL ESTATE.

NOTICE: COLORADO IS A RIGHT TO FARM STATE WHICH MAY PRECLUDE NUISANCE LAWSUITS AGAINST EXISTING FARM OPERATIONS. C.R.S. § 35-3.5-101 ET SEQ.

NOTICE: COLORADO IS A FENCE LAW STATE. OWNERS OF PROPERTY SHALL BE REQUIRED TO FENCE LIVESTOCK OUT IN ORDER TO RECOVER DAMAGES FOR TRIPPING LIVESTOCK. C.R.S. § 35-46-101 ET SEQ.

NOTICE: REQUIRES SITE-SPECIFIC ROCKFALL HAZARD ANALYSIS BEFORE A BUILDING PERMIT IS ISSUED TO VERIFY NON-BUILDABLE SETBACKS CORRESPONDING TO ALL ROCKFALL AND ROCKFALL RUNOUT.

NOTICE: TRACT AR IS LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.

NOTICE: FLOODPLAIN AND ROCKFALL HAZARDS EXIST ON TRACT AR

NOTICE: WATER AND SEWER TO BE PROVIDED BY THE CITY OF DURANGO AFTER IMPLIED CONSENT AGREEMENT HAS BEEN RECORDED. WATER LINE EXTENSION WILL BE REQUIRED. DEVELOPERS MUST INSTALL ALL WATER AND SEWER LINES AND APPURTENANCES IN ACCORDANCE WITH CITY OF DURANGO DEVELOPMENT STANDARDS AND CONSTRUCTION SPECIFICATIONS. THE CITY OF DURANGO SHALL SIGN-OFF AS THE WATER UTILITY PROVIDER ON ALL COUNTY BUILDING PERMIT APPLICATIONS ASSOCIATED WITH FUTURE CONSTRUCTION ON LOTS WITHIN THE SUBDIVISION. AT THE TIME OF AND AS A CONDITION OF SUCH SIGN-OFF, THE BUILDING PERMIT APPLICANT (LOT OWNER/CONTRACTOR, ETC.) SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL PERTINENT CITY FEES (WATER PLANT INVESTMENT AND TAP FEES, MAJOR STREETIMPACT FEES, PARK FEES, ETC.) IN ACCORDANCE WITH THE ADOPTED CITY FEES SCHEDULE IN EFFECT AT THE TIME PERMITS ARE SOUGHT.

CERTIFICATE OF OWNERS KNOWN BY ALL THESE PRESENTS:

THAT ROBERT J. ARIANO, WHOSE ADDRESS IS 197 PEBBLE DRIVE, DURANGO, CO 81301, BEING THE LEGAL AND RECORD OWNER OF 2 TRACTS OF LAND LOCATED WITHIN SECTIONS 7, 17, AND 18, T35N, R9W, N.M.P.M., IN LA PLATA COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, THOMPSON BOUNDARY ADJUSTMENT, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER JANUARY, 13, 1993 UNDER RECEPTION NO. 640337, COUNTY OF LA PLATA, STATE OF COLORADO.

AND

A TRACT OF LAND LOCATED IN SECTIONS 7, 17 AND 18, TOWNSHIP 35 NORTH, RANGE 9 WEST, COUNTY OF LA PLATA, STATE OF COLORADO, BEING A PORTION OF TRACT B IN THE THOMPSON BOUNDARY LINE ADJUSTMENT, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD JANUARY 13, 1993 UNDER RECEPTION NO. 640337, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 9 WEST, N.M.P.M., BEARS NORTH 02 DEGREES 04 MINUTES 03 SECONDS WEST, 293.12 FEET; THENCE SOUTH 24 DEGREES 07 MINUTES 00 SECONDS EAST, 226.88 FEET; THENCE SOUTH 08 DEGREES 24 MINUTES 00 SECONDS WEST, 608.93 FEET TO A POINT ON THE EAST LINE OF THE NE1/4NE1/4 OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 40 MINUTES 40 SECONDS EAST, 211.10 FEET ALONG THE EAST LINE OF THE NE1/4NE1/4 OF SAID SECTION 18 TO THE SOUTHEAST CORNER (N1/16TH CORNER SECTION 17/SECTION 18) OF THE NE1/4NE1/4 OF SAID SECTION 18; THENCE NORTH 89 DEGREES 55 MINUTES 08 SECONDS WEST, 319.87 FEET ALONG THE SOUTH LINE OF THE NE1/4NE1/4 OF SAID SECTION 18; THENCE NORTH 17 DEGREES 04 MINUTES 38 SECONDS EAST, 1067.16 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE CONSOLIDATED AND PLATTED UNDER THE NAME AND STYLE OF TRACT A AND A PORTION OF TRACT B LOT CONSOLIDATION, ROBERT J. ARIANO, PROJECT NO. 20230268, CONSISTING OF ONE TRACT, NAMED TRACT AR

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

ROBERT J. ARIANO, OWNER

BY Robert J. Ariano

ROBERT J. ARIANO, OWNER

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE BY ROBERT J. ARIANO, OWNER, ON THIS 15th DAY OF Oct, 2023.

FOR THE FOREMENTIONED PURPOSES.

NOTARY PUBLIC

11/1/2027

MY COMMISSION EXPIRES

GENERAL DEDICATION:

1. The 20' Utility Easement, 10' on each side of the existed power line, as shown hereon, is hereby dedicated to the public utilities for ingress, egress, installation, operation and removal of public utilities.

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE COUNTY OF LA PLATA COUNTY, COLORADO, ON THIS 19 DAY OF November, 2023 FOR THE FOREMENTIONED PURPOSES.

BOARD OF COUNTY COMMISSIONERS
OF LA PLATA COUNTY, COLORADO

ATTEST: Elizabeth Rump
CLERK OF RECORD

11/7/2023
Date

City Engineer (as Water and Sewer Provider)

REVIEWED AND APPROVED BY:

Adrian

CERTIFICATE OF COUNTY REVIEWING SURVEYOR

APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEYS, CALCULATIONS, OR DRAFTING. PURSUANT TO C.R.S. 1973, 38-51-106.

LA PLATA COUNTY REVIEWING SURVEYOR

STATE OF COLORADO
COUNTY OF LA PLATA

I HEREBY STATE THAT THIS INSTRUMENT WAS FILED FOR RECORD AT 3:23 O'CLOCK P.M. THIS 24 DAY OF November, AND DULY FILED.

RECEPTION NUMBER 1248773 FEE \$ 43.00

BY Tiffany Lee, RECORDER

DEPUTY

TRACT A AND A PORTION OF TRACT B LOT CONSOLIDATION

ROBERT J. ARIANO

PROJECT NO. 20230268

Moreno SURVEYING & GEOPHYSICS

3050 MAIN AVENUE, DURANGO, CO 81301-5535

DATE: 10/9/2023 SCALE: 1 INCH = 400 FEET

DRAWN BY: AM CHECKED BY: JL JOB NO: 2024-121

SHEET 1 OF 2

